

**Application Number:** 18/02395/FUL

**Description** Proposed three new dormer windows to front elevation

**AT** 93 Sakura Walk, Willen Park, Milton Keynes, MK15 9EJ

**FOR** Mr Saeed Abdulla Al Kaabi

**Target:** 22nd November 2018

**Extension of Time:** Requested.

**Ward:** Broughton

**Parish:** Great Linford Parish  
Council

**Report Author/Case Officer:** Luke Gledhill  
Planning Officer

**Contact Details:** 01908 252271  
luke.gledhill@milton-keynes.gov.uk

**Team Manager:** Nicola Thompson  
nicola.thompson@milton-keynes.gov.uk

## **1.0 RECOMMENDATION**

1.1 It is recommended that planning permission is granted, subject to the conditions set out at the end of this report.

## **2.0 INTRODUCTION**

### The Site

2.1 The application site is a detached residential dwelling located on Sakura Walk in the residential area of Willen Park. The site is neighboured by other residential dwellings to the east and west, the public highway of Sakura Walk to the immediate north, and land (part of a highway buffer zone for Portway) owned by The Parks Trust to the south. In the wider area, the Grand Union Canal runs along the west boundary of the housing estate containing the application site. The site is in flood risk zone 1.

2.2 The eaves of the roof on the front elevation of the existing dwelling, are approximately 13 metres from the front elevation of the dwelling opposite the site at 104 Sakura Walk. No. 104 currently features a number of clear glazed front windows at first and second floor level, as does the application site.

## The Proposal

- 2.3 The application seeks planning permission for the construction of three new dormer windows to the front elevation of the dwelling.

## Reason for referral to committee

- 2.4 The application is referred to Development Control Panel for determination at the request of Great Linford Parish Council.

## **3.0 RELEVANT POLICIES**

- 3.1 National Policy

### National Planning Policy Framework 2018

Paragraphs 7-14: The Presumption in Favour of Sustainable Development  
Section 12: Achieving Well Designed Places

- 3.2 Local Policy

### Milton Keynes Core Strategy 2013

Policy CSA: Presumption in Favour of Sustainable Development  
Policy CS13: Ensuring High Quality, Well Designed Places

### Adopted Milton Keynes Local Plan 2001-2011

Saved Policy D1: Impact of Development Proposals on Locality  
Saved Policy D2A: Urban Design Aspects of New Development  
Saved Policy D2: Design of Buildings  
Saved Policy T15: Parking Provision

### Supplementary Planning Documents

Milton Keynes Parking Standards SPD (2016)  
Milton Keynes New Residential Design Guide (2012)

### Neighbourhood Planning

Once a Neighbourhood Plan has been agreed at a referendum and is made (brought into legal force) by the local planning authority, it becomes part of the local planning authority's development plan as an official development plan document which carries statutory weight. Applications for planning permission must be determined in accordance with the development plan, unless material considerations indicate otherwise. If a policy contained in the development plan for an area conflicts with another policy in a development plan, the conflict must be resolved by the decision maker in favour of the policy which is contained in the latest document to become part of the development plan.

Neighbourhood Plans therefore form part of the development plan for the relevant area. They will necessarily be in general conformity with the strategic policies contained in the development plan for the area. If they are the most recent document to become part of the development plan, they will attract statutory priority. Neighbourhood plan policies will also take precedence over non-strategic development plan policies where there is conflict.

The application site is within the area covered by the Great Linford Neighbourhood Plan South.

Policy GLPC S11 of the Neighbourhood Plan - 'new development: accessibility, getting around and biodiversity' - is relevant to consideration of this application.

### 3.3 Human Rights Act 1998

There may be implications under Article 8 and Article 1 of the First Protocol regarding the right of respect for a person's private and family life and home, and to the peaceful enjoyment of possessions. However, these potential issues are in this case amply covered by consideration of the environmental impact of the application under the policies of the development plan and other relevant policy guidance.

### 3.4 Equalities Act 2010

Due regard, where relevant, has been had to the Milton Keynes Council's equality duty as contained within the Equalities Act 2010.

## 4.0 **MAIN ISSUES**

Principle of development  
Highways matters and parking  
Impact on the character of the area  
Design  
Residential amenity  
Arboriculture

## 5.0 **CONSIDERATIONS**

### Principle of development

- 5.1 Saved Policy D2 of the Adopted Milton Keynes Local Plan makes provision for extensions to existing residential dwellinghouses; the proposal would be acceptable in principle.

### Highway matters and parking

- 5.2 Policy GLPC S11 in the Great Linford Neighbourhood Plan (South) (2016) requires that new developments include appropriate provisions for parking in line with Milton Keynes Council's Parking Standards SPD.

- 5.3 The existing dwelling has 4 bedrooms and so, due to being located in parking zone 3 (as per the MK Parking Standards SPD [2016]), has a parking requirement of 2 on-plot parking spaces and 0.5 unallocated spaces.
- 5.4 The proposed works would increase the total number of bedrooms in the dwelling to five, which (as per the MK Parking Standards SPD) does not increase the requirement in the number of parking spaces to be provided on plot.
- 5.5 It is understood that the application site as originally constructed featured two tandem on plot parking spaces to the west side of the dwelling. It has also been observed that part of the parking area at the site has been paved over and is used for purposes other than parking a car. In considering this proposal, while the applicant may have chosen to create a shortfall of parking on site, this situation has not come about as a result of the proposed works under this application. As such, because the parking requirement at the site would not change as a result of the proposed works, it would be unreasonable to refuse the application on the basis of the existing shortfall. The works proposed here are therefore considered to comply with Saved Policy T15 of the Adopted Milton Keynes Local Plan (2001-2011), the MK Parking Standards SPD (2016) and Policy S11 of the Great Linford Neighbourhood Plan (South).

Parking Standards Requirement - Zone 3		Provided	
Allocated	Unallocated + tandem	Allocated	Unallocated + Tandem
2	0.5	1	0.5
<b>2.5</b>		<b>1.5 (local area has shared visitor spaces e.g. parallel parking to front of site).</b>	

Impact on the character of the area & Design

- 5.6 Saved Policy D2 of the Adopted Milton Keynes Local Plan (2001-2011) states:

*"Development proposals for buildings will be refused unless they:*

- i) Are in scale with other buildings in the immediate vicinity in terms of their height and massing, except where a greater scale is necessary to reflect the development's function and importance*
- ii) Relate well to and enhance the surrounding environment*
- iii) Provide access for those with impaired mobility*
- iv) Allows for visual interest through the careful use of detailing, where this is appropriate to the character of the area*
- v) Include landscaping and boundary treatments that integrate with those of the surrounding area*
- vi) Have regard to the need to design layout and screening in the interests of the prevention of crime and the surveillance of the public realm*

*The extension of existing buildings will only be permitted providing the scale of the proposed extension does not detract from the character of the original building."*

5.7 Saved Policy D2A of the Adopted Milton Keynes Local Plan (2001-2011) in part states:

"Development proposals will be refused unless they meet the following objectives:

(i) Character in townscape and landscape by identifying and reinforcing better quality and locally distinctive design elements."

5.8 The objection from Great Linford Parish Council (GLPC) to the application is noted, however it is also noted that other dwellings in the local area have dormer windows on the front roof slope, which are visible from the public realm. Typically, in these instances there are only two dormers, they are subservient to the overall dwelling roof, are situated at opposite ends of the roof slope to each other, feature flat roofs and utilise materials to match the existing dwelling.

5.9 In the instance of this proposal, there are three flat roof dormers proposed on the front elevation of the dwelling, with GRP (fibreglass) used as the external material of the dormer - cheeks/walls and roof included (stated on the application form). These would be styled to match dormers in the local area. The dormers would feature white UPVC sliding sash windows. The dormers would measure 1.7 metres high and 1.12 metres wide, according to the submitted plans, which is larger than other dormers on the street scene and take up a larger portion of roof space. They would also be grouped together towards the centre of the roof slope. The dormers are however, taken as a whole, subservient when compared to the overall existing roof of the dwelling.

5.10 GLPC has considered that the design of the proposed dormers is too out of character with other dormers in the area to be acceptable. However, in my assessment and on the basis of the above points, I find a number of similarities in dormer and window design. In addition, while there are three dormers proposed as opposed to the two dormers typically found on other dwellings in the area, the proposed dormers would still be subservient to the existing roof of the dwelling; I consider that their overall impact on the character of the local area would be minimal. It is considered that architectural variation of this small scale between neighbouring properties adds visual interest in the local area and is not so out of character as to warrant a reason for refusal.

5.11 The fact that a rear single storey extension has been permitted and constructed at the application site is noted. The extension was a sizeable addition to the dwelling. However, I do not think that the addition of the three front dormers would lead to overdevelopment of the site, particularly as there is a good amount of rear garden space: approximately 132 sq. metres as measured from the submitted plans and this proposal would not impact on that provision.

5.12 Taking into account the above points, I consider the proposal to accord with Saved Policies D2A & D2 of the Adopted Milton Keynes Local Plan (2001-2011).

## Residential Amenity

5.13 Saved Policy D1 of the Adopted Milton Keynes Local Plan 2001-2011 states:

*"Planning permission will be refused for development that would be harmful for any of the following reasons:*

- (i) Additional traffic generation which would overload the existing road network or cause undue disturbance, noise or fumes*
- (ii) Inadequate drainage, which would adversely affect surface water disposal, including flood control, or overload the existing foul drainage system*
- (iii) An unacceptable visual intrusion or loss of privacy, sunlight and daylight*
- (iv) Unacceptable pollution by noise, smell, light or other emission to air, water or land*
- (v) Physical damage to the site and neighbouring property including statutorily protected and other important built and natural features and wildlife habitats*
- (vi) Inadequate access to, and vehicle movement within, the site."*

5.14 The following is an excerpt from Policy CS13 of the Milton Keynes Core Strategy (2013):

*All new development must be based on a thorough site appraisal and be sensitive to its context.*

Paragraph 4.10.1 of the MK New Residential Development Design Guide (2012) states:

*"As a rule of thumb, for new residential developments, back-to-back privacy distances of 22 metres (measured from first floor level) should be the objective. Where housing is proposed as part of infill development, to avoid overlooking for existing houses, a minimum of 22 metres (back to back) or 13.7 metres (rear to flank) must be applied."*

5.15 As described in the introduction of this report, the roof eaves of the existing dwelling (at the front of the site) are approximately 13 metres from the front elevation of the residential dwelling directly opposite the site on Sakura Walk - No. 104. When built, the proposed dormer windows at the site would be set back from the eaves by approximately 0.8 metres. It is noted that the dwelling at No. 104 Sakura Walk has two second floor dormer windows which provide an outlook of the front of the application site currently.

5.16 If built, the relationship between the proposed dormer windows at the application site and the second floor dormer front windows and first floor front windows at No. 104 would be very similar to the existing relationship and level of overlooking from the existing second floor dormer windows at No. 104 and the first floor front windows at the application site. Given that the existing level of overlooking was permitted when the estate was built, it is the view of officers that the same level of outlook in the opposite direction would cause no more harm to residential privacy than the existing arrangement. As the proposed windows would be towards the centre of the roof as opposed to at either end of the roof, the outlook would be

slightly different, but the overall relationship would be very comparable. Therefore, it is considered that the impact of the proposal on the residential privacy of residents at No. 104 Sakura Walk would be policy compliant.

- 5.17 In terms of the comments received from No. 102 Sakura Walk over concerns about loss of privacy to occupiers of 102, I think that there would be some level of overlooking from the dormers as proposed and front rooms at 102 and 106 Sakura Walk. However, given the staggered nature of the positions of these properties in relation to the site, I think that the outlook afforded in these instances would not be of a scale that would be detrimental to neighbouring residential amenity or warrant a refusal of the application.
- 5.18 Given the small scale of the dormers, their subservient nature in relation to the rest of the roof and distance from neighbouring properties, the impact on neighbouring light amenity would be acceptable. For this reason I also do not consider that the dormers would be overbearing, visually intrusive nor overshadowing.
- 5.19 In conclusion, taking into consideration the above points, it is considered that the proposal would accord with Saved Policy D1 of the Adopted Milton Keynes Local Plan 2001-2011 and Policy CS13 of the Adopted Milton Keynes Core Strategy (2013).

#### Arboriculture

- 5.20 There would be no implications as a result of the proposal with regard to Arboricultural considerations.

### **6.0 CONCLUSIONS**

- 6.1 Due to the reasons outlined above, it is considered that the development proposal accords with national and local planning policies. As such, it is recommended that planning permission is granted, subject to the conditions set out below.

### **7.0 CONDITIONS**

1. The development hereby permitted shall begin before the expiration of three years from the date of this permission.

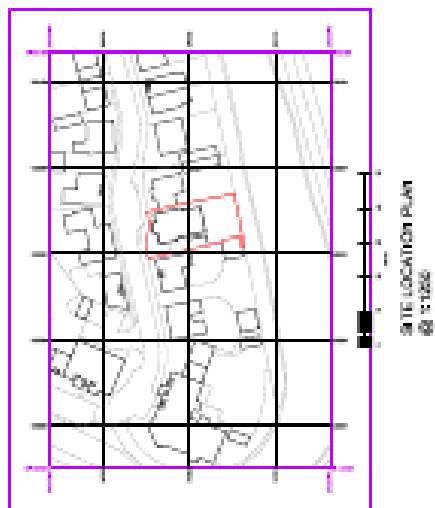
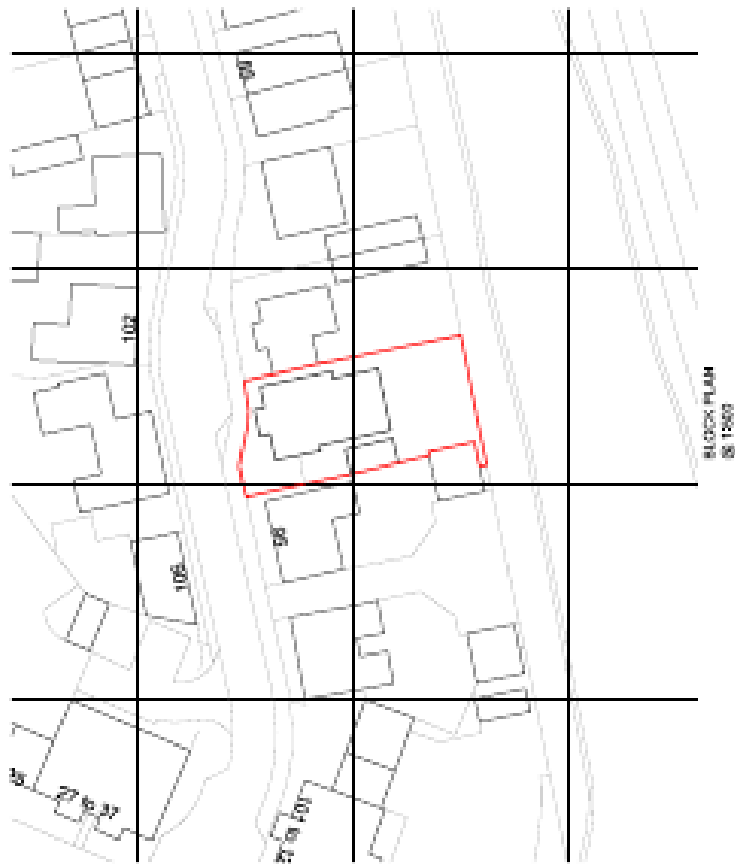
Reason: To prevent the accumulation of planning permissions; to enable the Local Planning Authority to review the suitability of the development in the light of altered circumstances; and to comply with section 91 of the Town and Country Planning Act 1990.

2. The development hereby approved shall be carried out in accordance with the materials specified on the approved application form.

Reason: To ensure that the new work complements the existing building and to ensure the development does not detract from the character and appearance of the area in accordance with Policy CS13 of the Milton Keynes

Core Strategy 2013 and Saved Policies D1 and D2 of the Milton Keynes  
Local Plan 2001-2011.





1. ALL INFORMATION ON THIS PLAN IS FOR INFORMATION ONLY AND IS NOT TO BE USED FOR ANY OTHER PURPOSE.  
 2. THE INFORMATION ON THIS PLAN IS FOR INFORMATION ONLY AND IS NOT TO BE USED FOR ANY OTHER PURPOSE.  
 3. THE INFORMATION ON THIS PLAN IS FOR INFORMATION ONLY AND IS NOT TO BE USED FOR ANY OTHER PURPOSE.

# PLANNING ISSUE

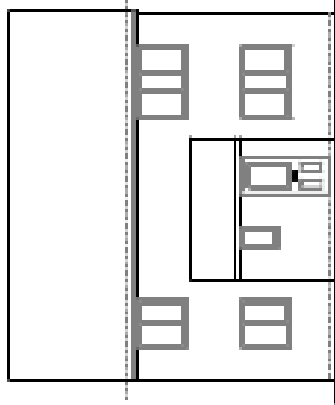
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 Milton Park,  
 Milton Keynes  
 MK15 9EH

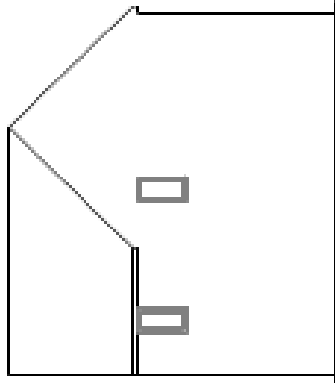
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**Signiumm**  
 Architectural Services  
 14, Victoria Road, Milton Keynes  
 MK15 9EH

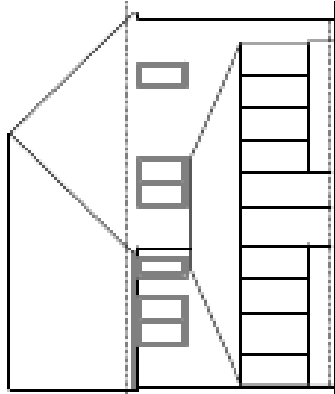
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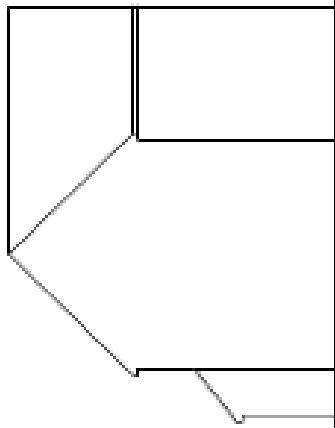
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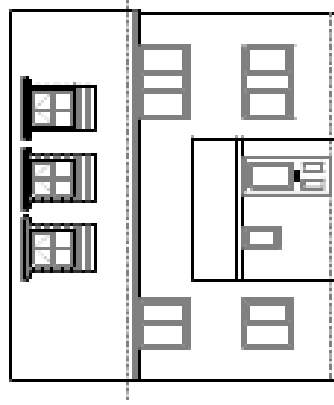
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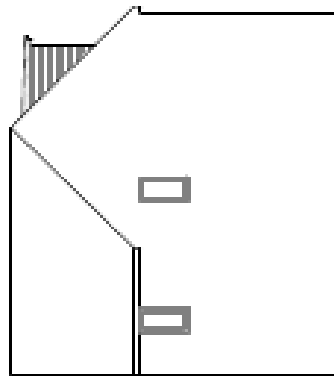
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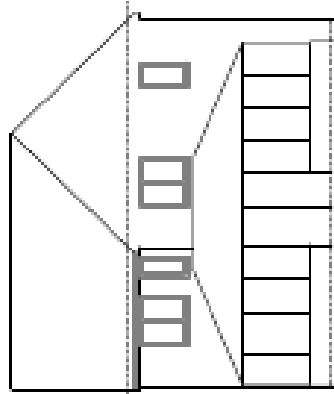
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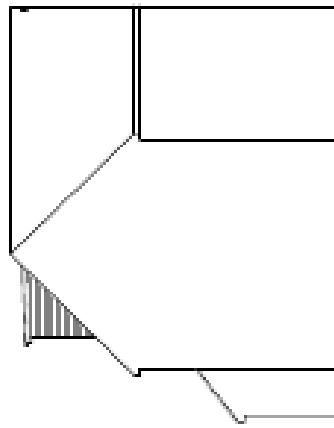
PROPOSED FRONT ELEVATION



PROPOSED SIDE ELEVATION



PROPOSED REAR ELEVATION



PROPOSED SIDE ELEVATION



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 DATE: 10/10/2018  
 DRAWING NO: 18/010/001/01  
 PROJECT NO: 18/010/001/01  
 CLIENT: MR & MRS J. & K. SMITH  
 ADDRESS: 93 SAKURA WALK, WILTON PARK, WILTON KEYNES, MK15 9BH

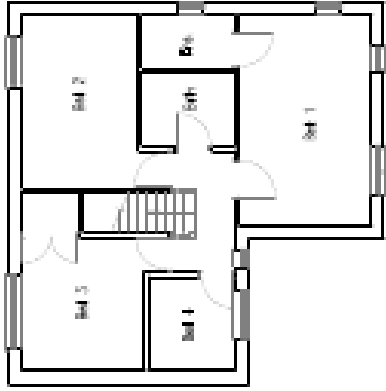
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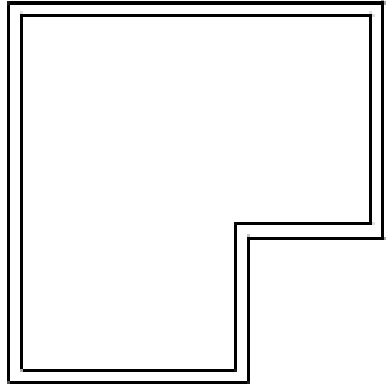
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 DATE: 10/10/2018  
 DRAWN BY: J. SMITH  
 CHECKED BY: K. SMITH  
 SCALE: 1:100

EXISTING ELEVATIONS  
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 DRAWN BY: J. SMITH  
 CHECKED BY: K. SMITH  
 SCALE: 1:100

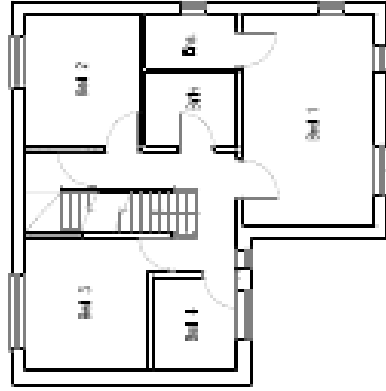
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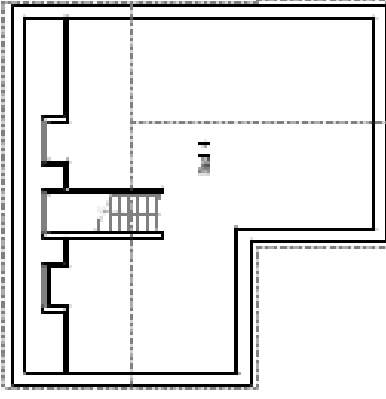
EXISTING FIRST FLOOR PLAN



EXISTING LOFT PLAN



PROPOSED FIRST FLOOR PLAN



PROPOSED LOFT PLAN

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PLANNING ISSUE

93 Sakura Walk  
 Wilton Park,  
 Milton Keynes  
 MK15 8EH

EXISTING AND PROPOSED  
 FLOOR PLANS

**spaignoom**  
 Architectural Services  
 (A) 1234567890  
 1234567890  
 1234567890

## **Appendix to 18/02395/FUL**

### **A1.0 RELEVANT PLANNING HISTORY**

13/01104/FUL

Erection of a single storey rear extension

PER 17.07.2013

### **A2.0 ADDITIONAL MATTERS**

A2.1 GLPC noted in its objection report to the proposal that the garage at the site has been converted. While this appears to be the case, the garage conversion does not form part of the works proposed and I therefore have not been able to consider it as part of my assessment. It may be an issue for Planning Enforcement officers to investigate in due course, however this is a separate matter and not material to this application.

### **A3.0 CONSULTATIONS AND REPRESENTATIONS**

#### **A3.1 Canal & River Trust**

No comments.

#### **A3.2 Landscape Services Manager - Trees**

No comments received.

#### **A3.3 Parish - Great Linford**

Objection

Due to the length of the comments submitted in objection to this application, the comments cannot word for word be submitted here. In summary, GLPC objected to the application on the basis that:

The proposal appears to provide insufficient on-plot parking for two vehicles and so does not accord with the MK Parking Standards SPD (2016) and Policy T15 of the Adopted MK Local Plan (2001-2011).

The proposed dormers would be out of keeping with the character of the local area and design of front dormer windows on neighbouring dwellings.

#### **A3.4 Ward - Broughton - Cllr Crooks**

No comments received.

#### **A3.5 Ward - Broughton - Cllr Bint (Member of Committee)**

No comments received.

#### **A3.6 Ward - Broughton - Cllr Morris**

No comments received.

#### **A3.7 Neighbouring Properties**

The following comments were received from the residents at No. 102 Sakura Walk:

"The 3 proposed windows would have a direct view from an elevated position into the master bedroom and 2nd bedroom of our property (102 Sakura Walk) and would significantly impact on privacy. Currently the front of our property is not overlooked by any 2nd storey windows meaning you have privacy when sat or lying on the bed, this would remove that.

The same would apply for 104, 106 and other neighbouring properties."

The impact of developments on local neighbouring privacy is a material planning consideration and it considered in this report.

No further comments have been received from neighbours or third parties.